



**Mining
Form
MR-400**

**S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
BUREAU OF LAND AND WASTE MANAGEMENT
DIVISION OF MINING AND SOLID WASTE PERMITTING
2600 Bull Street, Columbia, SC 29201
Telephone Number: (803) 896-4261 Fax Number: (803) 896-4001**

**APPLICATION FOR A MINE OPERATING PERMIT
DHEC FORM MR-400 DATE VERSION ADOPTED 7/1/94**

**1-001927
F# 11118**

"The South Carolina Mining Act," Sections 48-20-10 through 48-20-310, Code of Laws of South Carolina, 1976, as amended provides in part: "No operator may engage in mining without having first obtained from the Department an operating permit which covers the affected land and which has not been terminated, been revoked, suspended for the period in question, or otherwise become invalidated." (Section 48-20-60)

I. APPLICANT INFORMATION

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**DIVISION OF MINING &
SOLID WASTE MANAGEMENT
BL&WM**

1. Name of Company: Paragon Development, LLC

Check form of business entity: ☒ Corporation

☐ Partnership

☐ Limited Partnership

☐ Sole Proprietorship

2. Name of Proposed Mine: Crown Castle Mine County: Dorchester

3. Home Office Address: 818 Central Ave, PO Box 3193 (843) 821-9797
(Street and P.O. Box) (Telephone No.)

Summerville SC 29484-3193 843-821-9791
(City) (State) (Zip Code) (Fax No.)

4. Local Office Address: 818 Central Ave, PO Box 3193 (843) 821-9797
(Street and P.O. Box) (Telephone No.)

Summerville SC 29484-3193 843-821-9791
(City) (State) (Zip Code) (Fax No.)

5. Designate to which office Official Mail is to be sent (check one):

☐ Home Office

☒ Local Office

6. Name of company personnel and their title to be the contact for official business and correspondence: _____

Dusty Garus, Owner

7. Location of Mine: off of E. Main St (US HWY 178) Harleyville
(State or County Hwy No.) (Nearest Town or City)

8. Locate accurately on a county map, USGS 7.5' Topographic Map, or draw a detailed map to scale of: (1) how to get to your local office and (2) how to get to the mine (attach to this application).

9. If land is leased, complete the following: N/A

A. Name of landowner: _____

Landowner's Address: _____
(Street and PO Box) (City) (843) 821-9797
(State) (Zip Code) (Telephone Number)

B. Date lease became effective: _____

Date of lease termination: _____

Name of lessee: _____

II. GENERAL CHARACTERISTICS OF MINE:

1. Material(s) to be mined: Topsoil, Fill Dirt/Sand

2. Mining Method:

A. List equipment to be used for mining and provide a brief description as to how the mine will be operated.

Equipment: Hitachi 230 Excavator, John Deer 544 Loader, Noram 65C Motograder, 4" trash pump

Operation: Mine will be a benched pit with a perimeter ditch to allow removal of water

B. Will there be a process plant located at the mine site within the boundary of the permitted area?

☒ Yes ☐ No If no, please provide a brief description of the plant equipment and function of the plant.

Periodically, a topsoil screener will be present on site

3. Do you anticipate blasting as part of the mining operation? ☐ Yes ☒ No If yes, provide the distance to the nearest inhabited structure not owned or leased by the applicant. Also, provide as an attachment to this application the names and addresses of all the owners of all structures within one-half mile from the nearest point of blasting during the life of the proposed mine. How will flyrock be prevented from being projected from the permitted area?

4. Has this site been mined in the past? If so, please indicate the present condition of the land.

Yes. Land was cleared prior to acquisition. Currently operating under General Mining Permit GP1-001821

5. What is the expected maximum depth of this mine? Provide any additional information about the final depth of the mine that would be useful to the Department. (Example: Final depth of pit will be level to adjacent road, elevation above Mean Sea Level (MSL)).

Final pit depth will be approximately elevation 47ft MSL.

III. DETERMINATION OF PERMITTED ACREAGE, AFFECTED ACREAGE AND RECLAMATION BOND

1. Total acres for which permit is being requested:

29.42 Permitted acres owned by the operator

0 Permitted acres leased by the operator

Note: Permitted acreage should include the following: 1) acres of land to be affected (excavation, processing plant, stockpiles, etc.); 2) future area(s) to be mined and 3) land to be used for buffer zones around the affected land. The permitted area should be the property described in the LAND ENTRY AGREEMENT(S) (FORMS MR-600 OR MR-700).

2. Total affected acreage:	Acres
A) Area used for sediment control ponds	<u>0.52</u>
B) Area used for stockpiles of unprocessed minerals	<u>0</u>
C) Area used for spoil (overburden) banks, topsoil and disposal refuse (exclusive of tailings impoundments)	<u>3.00</u>
D) Areas used for on-site processing facilities and stockpiles of processed minerals	<u>0</u>
E) Areas used for tailings pond (waste material from mineral processing)	<u>0</u>
F) Area for access or haul roads	<u>0.49</u>
G) Area for excavation during the period of this permit	
OR	
If mining and reclamation are to be done in segments, state the size of each segment (acres) <u> </u> . Multiply the size of the segments by 3 and enter the resulting number. <u> </u>	
	<u>13.69</u>
H) TOTAL OF 2A THROUGH 2G	<u>17.70</u>

3. Check acreage to be bonded: total affected acreage calculated from Section 2.

☐ 0.00 - 9.99 acres (bond amount - \$10,000)

☐ 10.00 - 14.99 acres (bond amount - \$15,000)

☒ 15.00 - 24.99 acres (bond amount - \$25,000)

☐ 25.00 + acres (bond amount - \$25,000 or greater)

Applicant may submit a reclamation cost estimate for mines that will affect greater than 25 acres. Estimate should be based upon requirements in Regulation 89-200 B.

4. Will this operation be covered by a blanket bond? ☐ Yes ☒ No If yes, please list your company's other permitted mining operations in South Carolina giving mine names, permit numbers and state the present reclamation bond amount on file with this Department.

5. Number of years for which this permit is requested. The requested number of years the permit is requested should coincide with the Schedule of Reclamation as proposed by the applicant in the RECLAMATION PLAN, (Form MR-500). 15 years

IV. PROTECTION OF NATURAL RESOURCES*

1. Will there be a waste water treatment system at your mine site? ☐ Yes ☒ No
2. Will there be a point source discharge from your plant or mine requiring an NPDES Permit? ☒ Yes ☐ No
If yes, provide information as to how stormwater and groundwater will be managed?
See Attachment #1
3. Will there be air contaminant emissions from your plant or mine requiring an Air Quality Permit? ☐ Yes ☒ No
4. Do you anticipate pumping of groundwater? ☒ Yes ☐ No If yes, describe.
See Attachment #1
5. Will jurisdictional wetlands be affected, filled or altered in any fashion that will require a Section 404 Dredge and Fill Permit? ☐ Yes ☒ No
6. Are there any known cultural or historic sites located within the proposed area to be permitted? ☐ Yes ☒ No
7. Will any part of the permitted area be used as a solid waste describe how waste, trash, scrap metal material, garbage will be handled. ☐ Yes ☒ No

*NOTE: For questions 1-7 that need additional space for explanations, please provide additional information on an attached sheet to this application.

8. Describe the wildlife or freshwater, estuarine or marine fisheries in the area of the mining operation. Also provide information about any ponds and/or streams that may be located in the proposed permitted area.

None

9. State the land cover and land uses on the permitted land area and contiguous tracts of land to the permitted land area.

Permitted Land - Cleared, 3.3 acres leased for cell tower use and access - approximately 3.6 acres in the SW corner of the property are to be left undisturbed

Contiguous- TMS 062-00-00-002 is forested land with a manufactured home approximately centered on the property.

TMS 062-00-00-001, 062-00-00-003, 062-00-00-018 are forested land

10. Describe measures to be taken to insure against (1) substantial deposits of sediment in neighboring streams, rivers lakes or ponds; (2) landslides; (3) acid water formation and discharge. Attach any supporting documents (engineering designs, calculations, sediment & erosion control plan, setbacks, geotechnical information, acid prediction test etc.) to this application.

- 1) A sediment pond will be used to settle out particles in dewatering operations prior to release
- 2) Pit will be dug with no greater than 3:1 slope to minimize potential for landslide and facilitate reclamation
- 3) Affected areas outside of buffers will be stumped and grubbed to prevent tannic acid buildup in discharge water. No processes will be used that would promote acid water formation.

V. SAFETY

1. Describe methods to be used during the time the mine operating permit is active to prevent physical hazards to persons and to any neighboring dwelling, house, school, church, hospital, commercial or industrial building or public road. If applicable, provide the zoning designation for the property to permitted.

A vegetated berm (6' minimum height, 3:1 minimum slopes) will be constructed adjacent to a 50' undisturbed buffer. Vehicular access will be controlled via gate.

2. Describe methods to be used to prevent an adverse effect on the purposes of a publicly-owned park, publicly-owned forest, or publicly-owned recreation area. If any of these facilities are within one (1) mile of the proposed affected property, please locate on mine location map and the submitted U.S.G.S topographic map for this application.

N/A

3. Describe measures to be taken for screening the operation from view from public highways, public parks or residential areas.

A 50' undisturbed buffer will remain adjacent to property boundaries and a vegetated berm (6' min height) will be constructed adjacent to the buffer to provide additional screening.

VI. MINE MAP

1. Provide the U.S.G.S. topographic map(s) that contains the proposed mine site. The proposed permitted area should be outlined on this submitted topographic map.
2. Attach two (2) copies of a map of the site (referred to as the MINE MAP) that shows the following:
 - A. Outline of the area to be affected by mining during the number of years for which the permit is requested. See Section III, Question 1 on page 3 of this application form.
 - B. Outline of the permitted area that shows the buffers zones, future mine areas and areas to be affected by mining.
 - C. Outline of the planned pits or excavations for which your company has detailed plans. If your company has reason to believe that additional land may be mined in the future within the permitted area but is not feasible to show as planned excavations; indicate these areas as FUTURE RESERVES on this site map.
 - D. Outline of areas for the storage of naturally occurring soil that will be suitable for the establishment of vegetation in final reclamation.
 - E. Outline of planned areas for disposal of refuse, exclusive of tailings ponds.
 - F. Outline of planned spoil, overburden or other similar waste material disposal areas.
 - G. Locations of planned access and haul roads on the area to be affected.

- H. Outline of planned tailings ponds.
- I. Locations of sediment control pond(s) and other sediment control structures within the affected area. Outline of areas on which temporary or permanent vegetation will be established to control erosion during the mine operation.
- J. Location and name (if appropriate) of streams, lakes, wetlands and existing drainage ditches within the area to be permitted. Use arrows to indicate direction of water flow in such streams and drainage ditches.
- K. Boundary for the 100 year floodplain, where appropriate.
- L. Outline of areas for stockpiles of unprocessed minerals.
- M. Outline of area of previously mined land that will not be affected.
- N. Outline of the area to be occupied by processing facilities including stockpiles of processed minerals if such facilities are to be an integral on-site part of the mining operation.
- O. Show location of the two permanent survey control points.
- P. A legend showing the name of applicant, name of the proposed mine, north arrow, county, scale, date of preparation and name and title of person who prepared the site map.

THE REQUIRED SITE MAP SHALL HAVE A NEAT, LEGIBLE APPEARANCE AND BE OF SUFFICIENT SCALE TO CLEARLY SHOW THE REQUIRED INFORMATION LISTED ABOVE. THE BASE FOR THE MAP SHALL BE EITHER A SPECIALLY PREPARED LINE DRAWING, AERIAL PHOTOGRAPH, ENLARGED USGS TOPOGRAPHIC MAP OR A RECENTLY PREPARED PLAT.

- 3. Provide the most recent county tax map that shows all contiguous land owners of the permitted mine site. Provide name and addresses of all land owners contiguous to the proposed permitted mine site.
- 4. Provide letter from an attorney attesting to (1) the ownership if the property, (2) ownership of the mineral rights and (3) that the applicant has the legal right to mine the proposed mineral resource on the property as described in this application.

We hereby certify that all information and details contained hereinabove, within any supporting documents and on the map are true and correct to the best of our knowledge. We fully understand that any willful misrepresentation of facts will be cause for permit revocation.

The applicant acknowledges that Section 48-20-130, Code of Laws of South Carolina, provides in part:

"Upon receipt of the operator's annual report or report of completion of reclamation and at any other reasonable time the department may elect, the department shall inspect the permit area to determine if the operator has complied with the reclamation plan, the requirements of this chapter, regulations promulgated by its authority, and the terms and conditions of this permit. Accredited representatives of the department at all reasonable times may enter upon the land subject to the certificate of exploration or operating permit for the purpose of making the inspection."

Signature of Applicant/Operator or his Authorized Representative

Printed Name of Applicant/Operator or his Authorized Representative

Title

Date

Department Use Only

Application No.: _____ Date Application Approved: _____ Date Bond Rec'd: _____

Bond Amount: _____ Blanket or Single Bond Permit Issuance Date: _____

ACTION TAKEN ON THIS APPLICATION

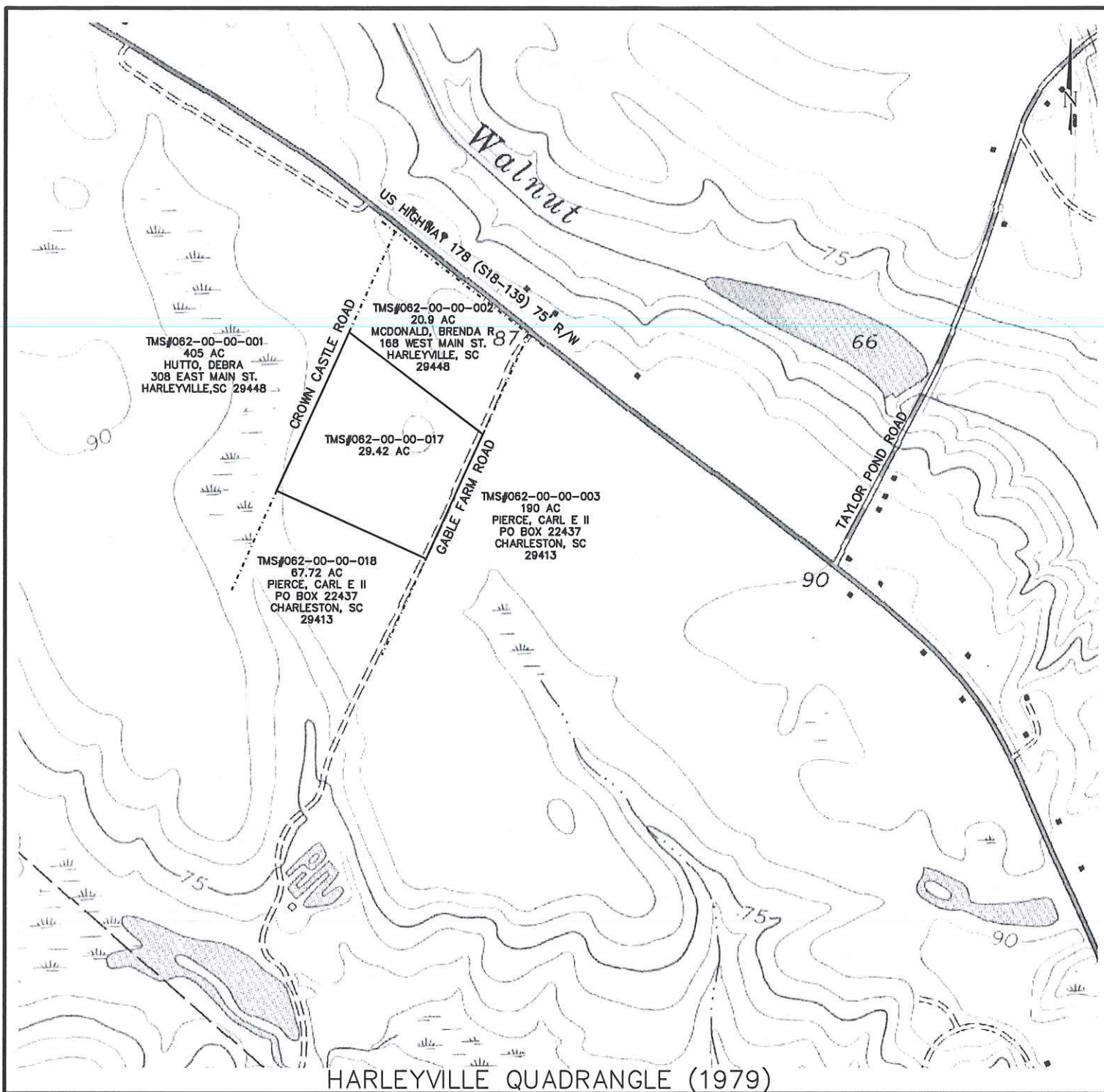
_____ Approved _____ Denied _____ Approve with additional Terms and Conditions

By: _____
DIVISION DIRECTOR

Date: _____

Attachment 1

Form Section	
III.2. B)	Stockpiles will be only as large as necessary to achieve daily manufacturing needs and will be within the pit's footprint.
IV.2.	Current grade allows water to flow to an existing drainage ditch on the SE side of the property. The drainage ditch flows into the Walnut Branch. Three check dams will be installed in the ditch to control sediment before flow exits the permitted property.
IV.4	Pit dewatering will be accomplished by pump to a 2500 sqft dewatering sump/settling pond. Pond runoff will be to an existing drainage ditch on the SE side of the property. Three check dams will be installed in the ditch, spaced equally between the settling pond's discharge to the ditch and where the ditch leaves the permitted property. The ditch connects to the Walnut Branch.
VI.3.	<p>TMS 062-00-00-001 Debra Hutto 308 East Main St Harleyville, SC 29448</p> <p>TMS 062-00-00-002 Brenda R McDonald 168 West Main St Harleyville, SC 29448</p> <p>TMS 062-00-00-003 Carl E Pierce Jr. PO Box 22437 Charleston, SC 29413</p> <p>TMS 062-00-00-018 Carl E Pierce Jr. PO Box 22437 Charleston, SC 29413</p>



CROWN CASTLE MINE

LOCATED OFF OF E. MAIN ST (US HWY 178)
DORCHESTER COUNTY, SOUTH CAROLINA

OWNER:
PARAGON
DEVELOPMENT LLC
PO BOX 3193
SUMMERVILLE, SC 29484

TMS# 062-00-00-017

SHEET TITLE

MR-400, SECT. 1, APPLICATION
INFORMATION, ITEM #8 (2) MINE LOCATION

DRAWN BY: JCM

SCALE: 1"=1000'

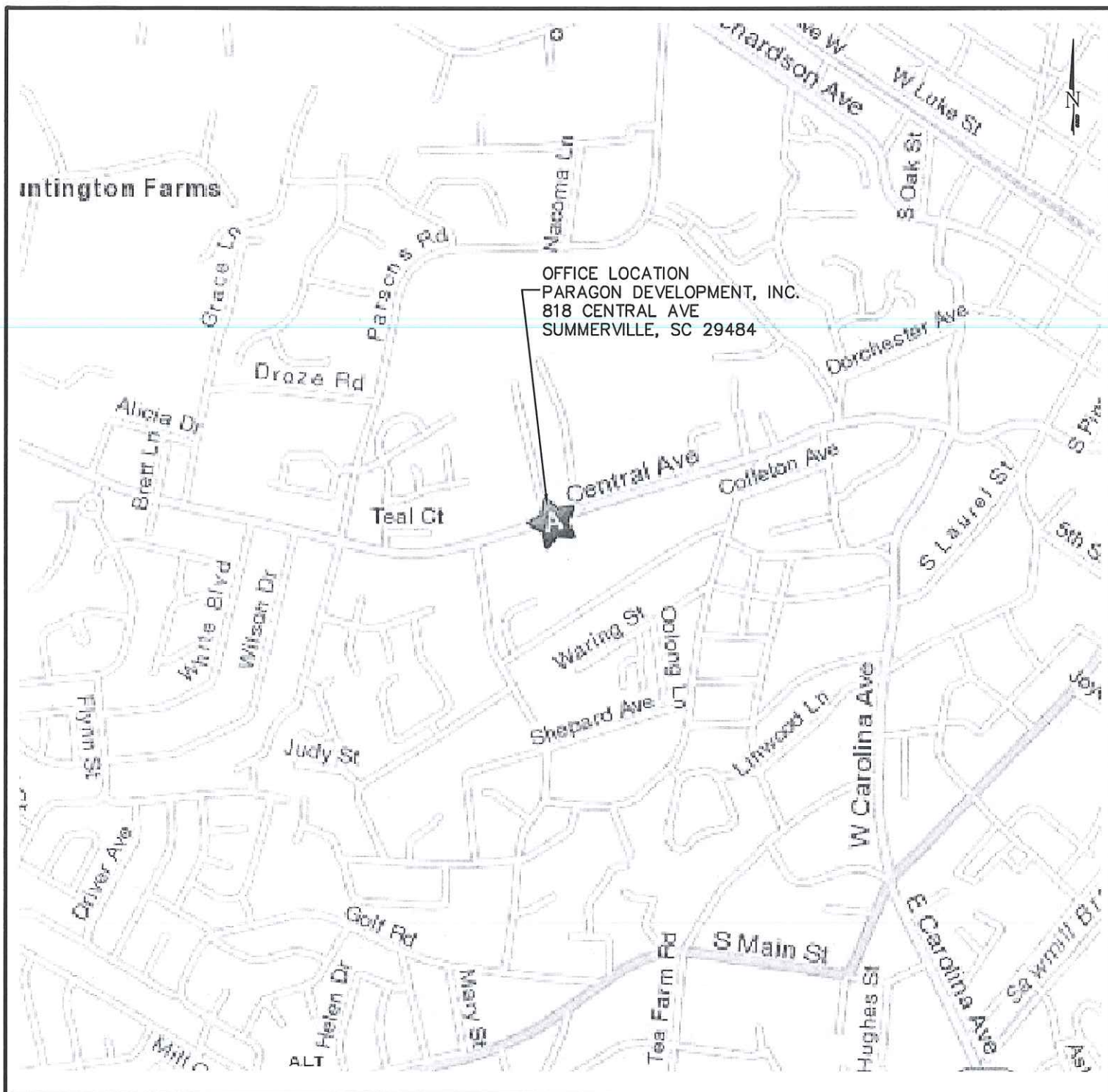
DATE: 11/12/09

REVISED:

JOB NUMBER: 1128

JAN 07 2010

DIVISION OF MINING &
SOLID WASTE MANAGEMENT
BL&WM



CROWN CASTLE MINE

LOCATED OFF OF E. MAIN ST (US HWY 178)
DORCHESTER COUNTY, SOUTH CAROLINA

OWNER:
PARAGON
DEVELOPMENT LLC
PO BOX 3193
SUMMERVILLE, SC 29484

TMS# 062-00-00-017

SHEET TITLE

MR-400, SECT. 1, APPLICATION
INFORMATION, ITEM #8 (1) OFFICE LOCATION

DRAWN BY: JCM

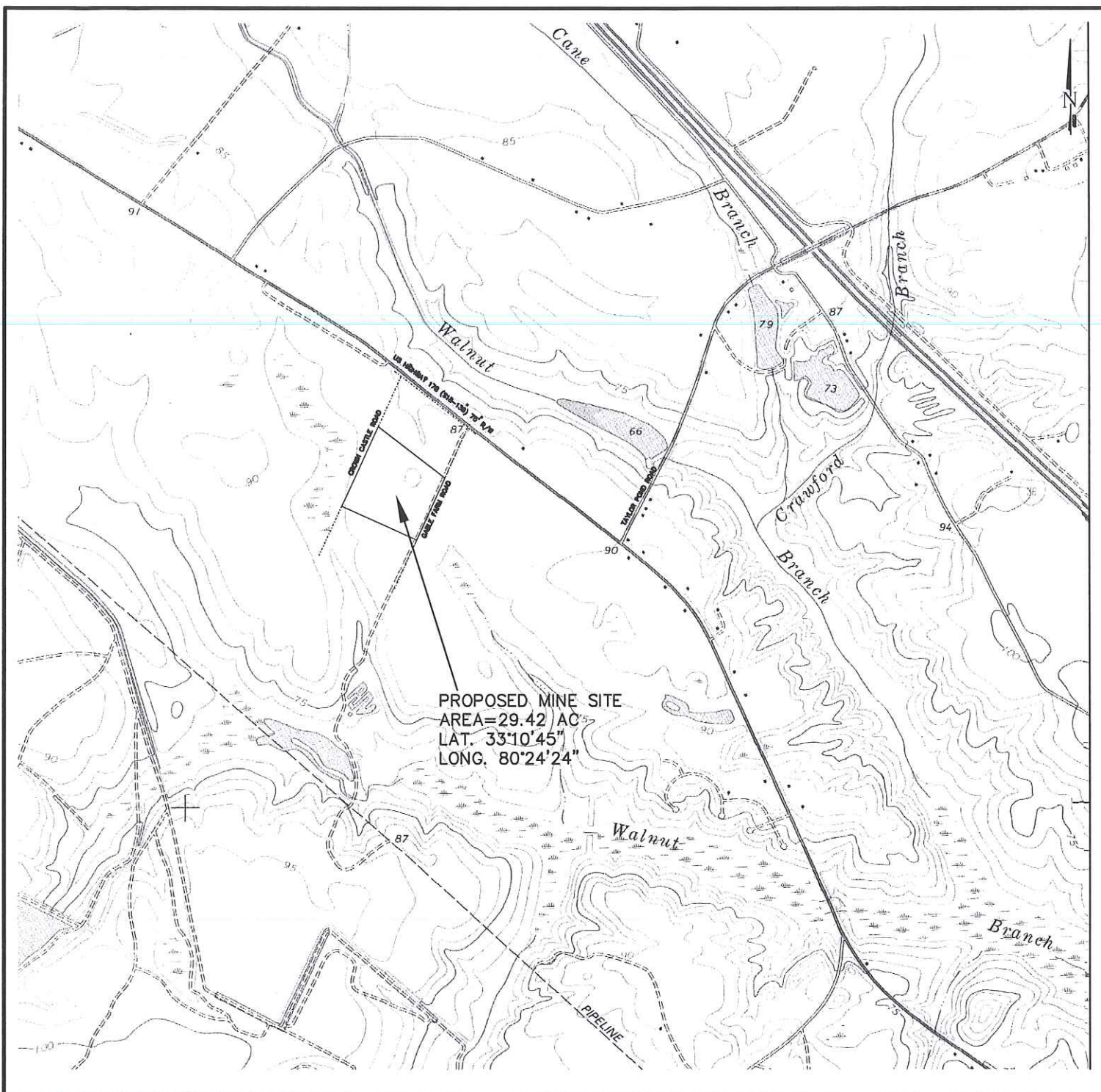
SCALE:

DATE: 11/12/09

REVISED:

JOB NUMBER: 1128

RECEIVED
JAN 9 7 2010
DIVISION OF MINING &
SOLID WASTE MANAGEMENT
BL&WM



CROWN CASTLE MINE

LOCATED OFF OF E. MAIN ST (US HWY 178)
 DORCHESTER COUNTY, SOUTH CAROLINA

OWNER:
 PARAGON
 DEVELOPMENT LLC
 PO BOX 3193
 SUMMERVILLE, SC 29484

TMS# 062-00-00-017

SHEET TITLE

MR-400, SECT. VI, APPLICATION
 INFORMATION, ITEM #1 TOPOGRAPHIC MAP

DRAWN BY: JCM

SCALE: 1"=2000'

DATE: 11/12/09

REVISED:

JOB NUMBER: 1128



US HIGHWAY 178 (S18-139) 75' R/W

CROWN CASTLE ROAD

GABLE FARM ROAD

TMS#062-00-00-001
405 AC
HUTTO, DEBRA
308 EAST MAIN ST.
HARLEYVILLE, SC 29448

TMS#062-00-00-002
20.9 AC
MCDONALD, BRENDA R
168 WEST MAIN ST.
HARLEYVILLE, SC
29448

TMS#062-00-00-017
29.42 AC

TMS#062-00-00-003
190 AC
PIERCE, CARL E II
PO BOX 22437
CHARLESTON, SC
29413

TMS#062-00-00-018
67.72 AC
PIERCE, CARL E II
PO BOX 22437
CHARLESTON, SC
29413

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DIVISION OF MINING &
SOLID WASTE MANAGEMENT
BL&WM

CROWN CASTLE MINE

LOCATED OFF OF E. MAIN ST (US HWY 178)
DORCHESTER COUNTY, SOUTH CAROLINA

OWNER:
PARAGON
DEVELOPMENT LLC
PO BOX 3193
SUMMERVILLE, SC 29484

TMS# 062-00-00-017

SHEET TITLE

MR-400, SECT. VI, #3
ADJACENT PROPERTY INFORMATION

DRAWN BY: JCM

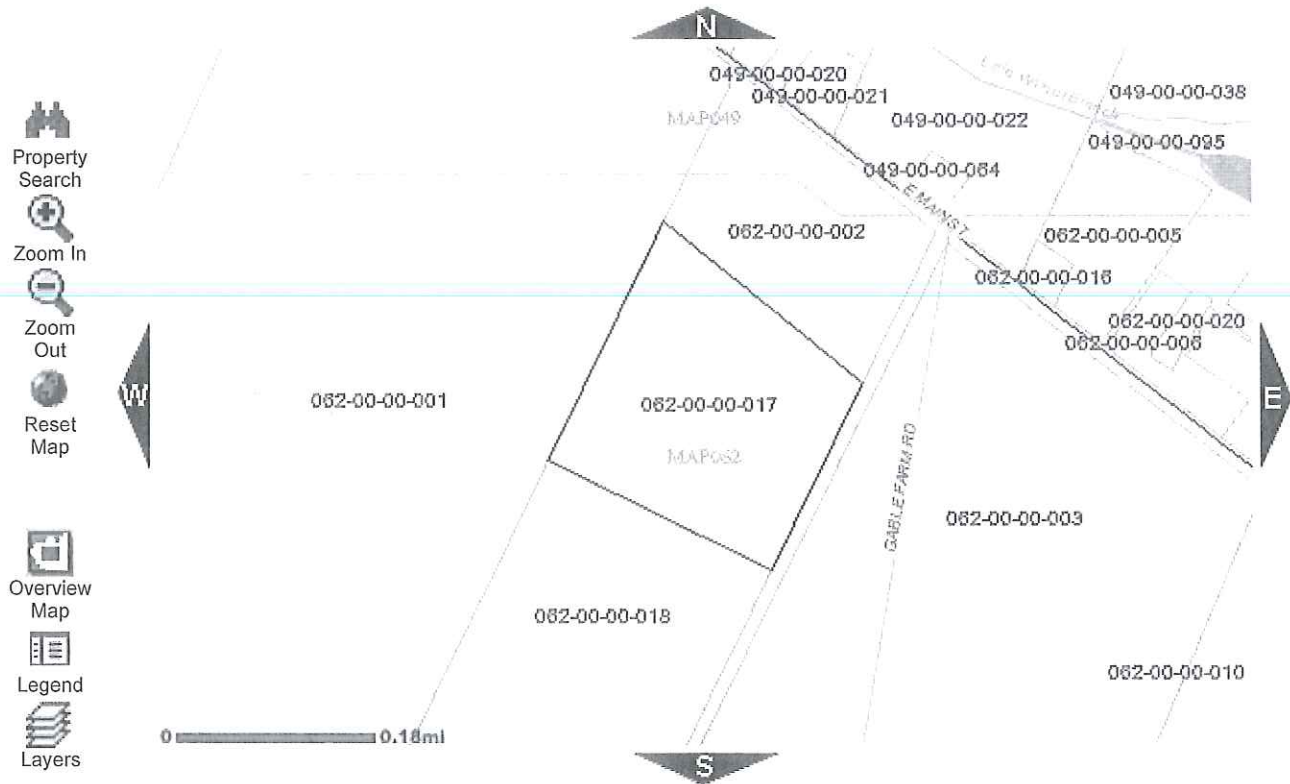
SCALE: 1"=500'

DATE: 11/12/09

REVISED:

JOB NUMBER: 1128

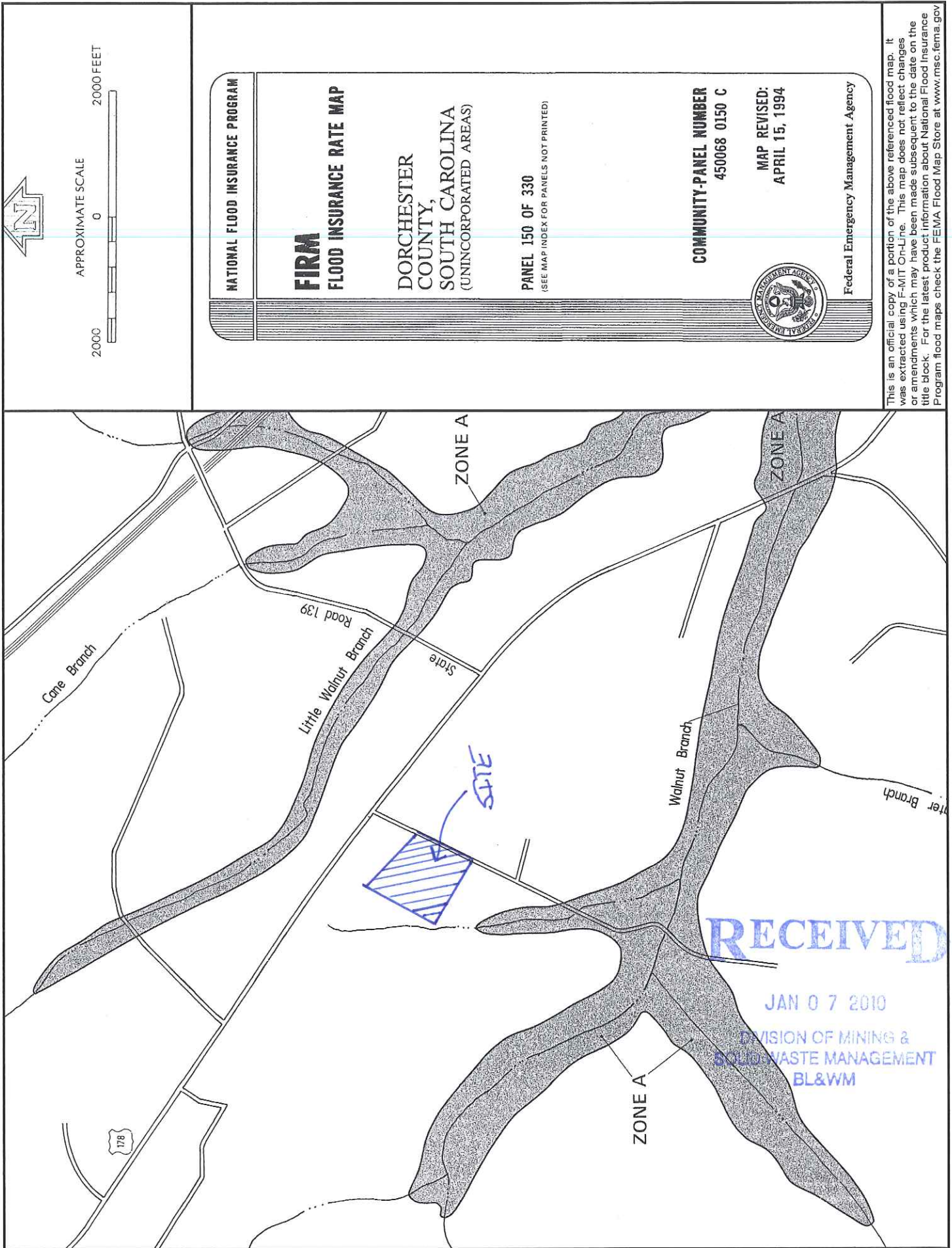
Dorchester County, SC - Real Estate Property Search System



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NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

DORCHESTER
COUNTY,
SOUTH CAROLINA
(UNINCORPORATED AREAS)

PANEL 150 OF 330
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
450068 0150 C

MAP REVISED:
APRIL 15, 1994



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov